GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Kakinada Municipal Corporation - Change of land use from Residential land use to Central Commercial use to an extent of 586.88 sq.mts. in D.No.1-10-2, Plot No.B/17, T.S.No.143/6(P), Sriramnagar, Kakinada as applied by Sri Chemdru Janakiram Prasad – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No.308 Dated:10.09.2018.

Read the following:

1. From the DTCP, AP, Guntur, Lr.Roc.No.2871/2014/R1, dt:14.03.2017.
2. Government Memo No.547430/H1/2017, dt:09.05.2017.
3. From the DTCP, A.P., Guntur, Lr.Roc.No.2871/2014/R1, dt.25.10.2017.
4. Government Memo No.11411/I2/2011, MA & UD(I2) Dept., dt:30.06.2012.
5. Govt. Memo No.547430/H1/2017, MA&UD (H1) Department, dt:22.11.2017.
6. A.P. Extraordinary Gazette No.736, Part-I, dt.23.11.2017.
7. From the DT&CP., Lr.Roc.No.2871/2014/R1, dt.24.08.2018.

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ORDER:-

The Draft variation to the land envisaged in Kakinada General Town Planning Scheme, issued in reference 7th read above was published in Extra-ordinary Andhra Pradesh Gazette No.736, Part-I, dated:23.11.2017. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has submitted that, the Commissioner, Kakinada Municipal Corporation has informed that the applicant has paid total an amount of 23,500/- vide DD No.022417, dated:03.07.2017, towards Development/Conversion Charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above, has submitted that, the Commissioner, Kakinada Municipal Corporation has informed that, they have published the draft variation appendix notification pertaining to change of land use in the Hindu (English version) and in Surya (Telugu version), respectively on 19.05.2018 and 18.05.2018 calling for objections/ suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 11.09.2018.

(**BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Guntur.
The Vice Chairman, Godavari Urban Development Authority, Kakinada.
The Regional Deputy Director of Town Planning, Rajahmahendravaram, E.G. District.
The Commissioner, Kakinada Municipal Corporation, Kakinada, E.G. District.

Copy to:
The individual through the Commissioner, Kakinada Municipal Corporation, Kakinada, East Godavari District.
The District Collector, East Godavari District.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Kakinada General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.389, MA., dated:10.09.1975 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site, in D.No.1-10-2, Plot No. B/17, T.S.No.143/6(P), Sriramnagar, Kakinada to an extent of 586.88 sq.mts. and the boundaries of which are shown in the schedule hereunder and which is earmarked for Residential land use in the General Town Planning Scheme (Master plan) of Kakinada sanctioned in G.O.Ms.No.389, MA., Dated:10.09.1975 is now designated for Central Commercial use by variation of change of land use based on the Council Resolution No.181, dated:12.03.2010 as marked “A to D” in the revised part proposed land use map G.T.P.No.32/2017/R available in the Municipal Office, Kakinada Municipal Corporation, **subject to the following conditions that;**

1. The applicant shall hand over the site affected portion under road widening on North and East sides of the site under reference to the Kakinada Municipal Corporation through a legally enforceable document at free of cost.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing 33’-0’’ wide Road to be widened to 40’-0’’ as per Master Plan
East : Existing 33’-0’’ wide Road to be widened to 40’-0’’ as per Master Plan
South : Vacant site of others (Plot No. C/5 & C/6)
West : Property of Sri M.S. Narayana (Plot No. B/16)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER